

Land Use Plan Policies

Plan Tucson:

LT28.2.4 Support community commercial and office uses located as the intersection s of arterial streets, taking into consideration traffic safety and congestion issues.

LT28.2.13 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

LT28.2.14 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Arcadia-Alamo Area Plan (AAP):

Land Use Policies:

Nonresidential Goal. Provide for nonresidential uses in the Arcadia-Alamo area that are designed in harmony with adjacent development. Establish design and location criteria for nonresidential uses adjacent to existing neighborhoods.

Nonresidential Policy 1. Ensure efficiently designed, new nonresidential developments.

Nonresidential Policy 2. Allow new nonresidential uses as shown on the Conceptual

Land Use Map when all the following criteria is met

- a. Primary access can be provided form an arterial street,
- b. Parking and maneuvering requirements can be met on-site,
- c. Screening and buffering for adjacent residential uses can be provided on-site,
- d. Design criteria in Policy 1 are employed.

General Design Guidelines Goal. Ensure that new development and redevelopment is designed in a manner that enhances the Arcadia-Alamo area and is compatible with existing land uses, especially residential uses.

Transportation Goal. Promote a comprehensive traffic circulation pattern in the Arcadia-Alamo area.